



South Tyneside Council

Reference:	260337
Location:	10 Gresford Close, Hebburn, NE31 2BL
Ward:	Hebburn South
Description:	Demolish existing detached garage, construct two storey rear extension, construct attached garage to side of house, relocate first floor bedroom window to side elevation and widen existing driveway (re-using existing block paving - no overall increase in paved area).
Recommendation:	Grant Permission Householder with Conditions
Case Officer:	Emma Thomas
Case Officer Contact No.:	0191 4247593 or 07741105284

Description of the Site

This application relates to a detached corner plot dwelling in a residential area of Hebburn.

Description of the Proposal

This application seeks full householder planning permission for the demolition of the existing detached garage, construction of a two storey rear extension, a garage, the relocation of the first floor bedroom window to side elevation and the widening of the existing driveway where existing block paving will be re-used.

Summary of Consultation Responses

N/A

Summary of Representations

No responses received

Relevant planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The statutory development plan comprises the Council's adopted Local Development Framework (LDF) development plan documents. Those LDF documents of relevance to this application comprise of the Core Strategy 2007, a Development Management Policies Development Plan Document (DPD) 2011.

The following policies of the South Tyneside Local Development Framework Core Strategy are relevant to this planning application:

- DM1 – Management of Development

The following policies and guidance are also relevant to this planning application:

- LDF CS ST1 - Spatial Strategy for South Tyneside
- Supplementary Planning Document 9 (Householder Development)

On 4 March 2025, the Council was directed by the Secretary of State for the Ministry of Housing, Communities & Local Government to submit the South Tyneside Local Plan for examination by 12 March 2025 in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan was subject to examination in public hearings in July 2025 and January 2026 and a consultation on proposed Main Modifications in March/April 2026. On 29 June, the Council received the Inspectors Final Report, which concluded that with recommended main modifications, the South Tyneside Local Plan is sound.

Paragraph 49 of the National Planning Policy Framework (2024) states that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and,
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

As the draft Local Plan has now been found sound, subject to recommended main modifications, significant weight can now be afforded to all of the policies. Relevant policies are listed below:

- Policy SP1: Presumption in favour of Sustainable Development
- Policy 1: Promoting Healthy Communities
- Policy 47 Design Principles

National planning policy is also a material consideration in determining this planning application. Relevant national policy comprises the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the National Design Guide and the National Model Design Code.

Assessment

The key issues in the assessment of this planning application are as follows:

- Impact on Visual Amenity;
- Impact on Residential Amenity; and
- Highway Safety

Impact on Visual Amenity

LDF Policy DM1 (A) and Local Plan Policy 47 seek to preserve visual amenity.

The existing garage is proposed to be demolished and a new garage constructed along the side elevation of the existing dwelling. SPD 9 states that single storey extensions should not normally have a width greater than half the width of the existing property. The garage would measure a width of 3m which is less than half the width of the existing property. The garage would also be visible from the public domain along Gresford Close, however the garage would be set back 1m from the front elevation of the main dwelling.

Due to the dwelling being located on a corner plot, the proposed two storey rear extension would be partially visible from the public domain along Gresford Close, however it would be subservient to the existing rear offshoot and would not detrimentally impact on the existing dwelling or street scene.

External materials as proposed would also be acceptable in the context of this street scene.

Therefore, the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B) and Local Plan Policy 47.

Impact on Residential Amenity

LDF Policy DM1 (B) and Local Plan Policy 47 seeks to preserve residential amenity. SPD 9 sets out guidelines for householder developments.

The adjacent neighbour (no. 11 Gresford Close) located north of the applicant property hosts a small ground floor window along the side elevation directly facing no. 10 Gresford Close, however this window hosts a toilet and is therefore not a habitable room. The proposed side elevation garage and two storey rear extension would not be visible from any habitable room windows at no. 11 except at a very oblique angle.

The proposed development would not be visible from any habitable room windows of no. 9 Gresford Close as the side elevation, which faces the rear elevation of no. 10 Gresford Close does not host any habitable room windows.

The other surrounding residential properties are located at a sufficient distance so that there would be no harm to their residential amenity.

Taking the above into account, the proposed development at no. 10 is considered to be acceptable in terms of loss of outlook, privacy, overdominance and overlooking.

Therefore the proposal would be acceptable in relation to the consideration of the residential amenities of the surrounding neighbours and would be in accordance with LDF Policy DM1 (B) and Local Plan Policy 47.

Highways Safety

LDF Policy DM1 (G) and Local Plan Policy 47 seeks to preserve highway safety.

The proposal includes the removal of part of the grassed area to the front of the property which is adjacent to the existing block paved driveway. The Council's Transport Development Officer has not been consulted on this application as the proposal would create extra in-curtilage parking and a dropped kerb / vehicular access would not be required.

Having regard to the above, the proposed development is considered to have no significant harm to the highway safety of the area and is considered to be in accordance with LDF Policy DM1 (G) and Local Plan Policy 47.

Conclusion

In deciding whether to grant planning permission the Council must have due regard to the 3 equality aims contained in Section 149 of the Equality Act 2010 (the public sector equality duty). A preliminary assessment of the potential equality impacts of any grant of planning permission in this case has been undertaken. There are no apparent equality impacts of the proposed development which give rise to the need to undertake a more detailed equality impact assessment.

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Having regard for the above it is considered that the proposal would result in no significant harm to the visual amenity of the area, the residential amenity of any neighbouring properties or the highway safety of the area.

As a result, it is considered that the proposed development complies with all relevant local and national planning policy and guidance. Consequently, this application is recommended for approval.

Recommendation

Grant Permission Householder with Conditions

Conditions

- 1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

- 2 The development shall be carried out in accordance with the approved plan(s) as detailed below

- Proposed Floor Plans and Side Elevation Drg No. 1 – Received 21/05/2026
- Proposed Rear Elevation and Section Drg No. 2 - Received 21/05/2026
- Proposed Site and Roof Plan - Received 21/05/2026
- Existing Elevations, Floor Plans and Proposed Frontage Drg No. 0773-1989-308 - Received 21/05/2026

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

- 3 The external surfaces of the development hereby permitted shall be as stated in the submitted Proposed First Floor Plan and Elevations Drg No 1 (as listed in condition 2).

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

Informatives

- 1 Approval of a Biodiversity Gain Plan NOT REQUIRED before development commences

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

However, based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply - please refer to Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk).

- 2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Case officer: Emma Thomas

Signed: E.Thomas

Date: 28/07/2026

Authorised Signatory: Seán Gallagher

Date: 29/07/2026